HOUSING MARKET INFORMATION

HOUSING NOW
Greater Sudbury CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Third Quarter 2011

New Home Market

New Home Market Stronger in Second Quarter

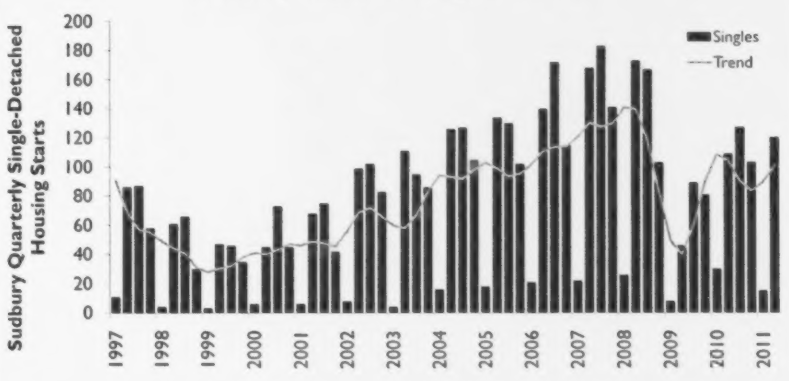
After a slow first quarter this year due to a cold winter, another strong month for housing starts was recorded in June boosting total annual construction in the Greater Sudbury metropolitan area. Eighty five homes started in June, bringing the year-to-date total to 179 units. Although June counts surpassed the ten year average for single-detached starts and total starts, they are nearly 20 per cent off from the first six months of 2010.

Yet, second quarter single-detached starts in the Greater Sudbury CMA were ten per cent higher than last year.

A buoyant resale market, some pent-up demand for new single-detached homes, low mortgage rates and strong employment growth have been keys to the quickening pace in new residential construction. Worthy of note is that Greater Sudbury economy over the past year has recovered 4,500 jobs,

Figure 1

Sudbury Starts Solid Again in 2011



Starts to June 30, 2011, end of second quarter.
Source: CMHC

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mainly from the goods producing sector, as the services producing sector has remained relatively stable. Although job growth slowed in the second quarter, it still remains 5.8 per cent ahead of this time last year.

In the second quarter, builders reacted by constructing units on lots where permits had been taken out in December 2010. At the end of last year the number of permits taken out almost tripled the average of monthly permits in the last 50 years, to avoid the increase in development charges on permits taken out at the Building Services Department of the City of Greater Sudbury after January 1, 2011.

Figure 2

To June 2011.
Source: Statistics Canada Labour Force Survey

Builders bring on lower priced dwellings

June saw twenty-six rental apartments breaking ground in Sudbury while 18 semi-detached units were started in the second quarter, the highest number of semi-detached starts in any quarter in the last 15 years. With the cost of new single-detached homes averaging nearly $370,000 thus far in 2011, it is not surprising that some builders would want to bring on a lower priced option in the form of a semi-detached unit.

An increase in demand for rental units and limited new supply in the past twelve months are a couple of the key factors that have brought the local vacancy rate down from 5.4 per cent in April 2010 to 3.1 per cent as of the April 2011 CMHC rental market survey.

Single-detached homes remain popular in Northeastern Ontario Cities

All three of the other major cities in Northeastern Ontario have weaker levels of starts activity compared to Sudbury. Timmins is at least on par with last year's starts levels with 12 units having commenced to the end of June while the Northeast's two other major cities, Sault Ste. Marie and North Bay are off 55 and 80 per cent respectively. Unlike Sudbury, there has been no interest in erecting new semis, row and apartment units in these other major cities in Northeastern Ontario.

The average price of newly completed single-detached homes in Sault Ste. Marie and North Bay have both increased to over $350,000 while the median price for Sault Ste. Marie for the first six months was $297,450 compared to North Bay's at $349,500. Judging from this, a few high end sales are skewing the average Sault Ste. Marie's price of an absorbed newly built home. Elsewhere, the New Housing Price Index for Greater Sudbury has decreased modestly between May 2010 and May 2011.

Resale Market

Resale Home Market Sees Sales and Price Gains

During the second quarter, Sudbury's resale home market continued its strong performance so far this year. In fact, June sales were the strongest since 2007, while second quarter sales in total were the highest in three years. On the supply side of the equation, listings peaked in early 2010 and have been trending down since then.

Strong sales combined with decreasing listings in the second quarter led to the Sudbury resale market warming up. The sales-to-new listings ratio, a good indicator of resale market condition, stood in the second quarter in a strong balanced territory, resulting in price appreciation. Seasonally adjusted average resale home prices rose 1.8 per cent in the second quarter, slowing somewhat from the 5.4 per cent gain in the first quarter.

Low mortgage rates, employment and income growth stemming from a strong mining and mining supply sector have been integral in advancing average house prices. Additionally, job strength in the 45-64 segment and stability in 25-44 undoubtedly has provided reasonable underpinnings for the resale market and to some degree, the new construction market.

Demand, coming from demographic growth, has turned positive again now that the Vale Inco labour dispute is over. Anecdotal evidence of renewed net in-migration suggests this provides additional important momentum to the strengthening resale market. Sudbury's economic diversification continues to be more evident. The announcement of the new Laurentian School of Architecture is proof of this.

Figure 3

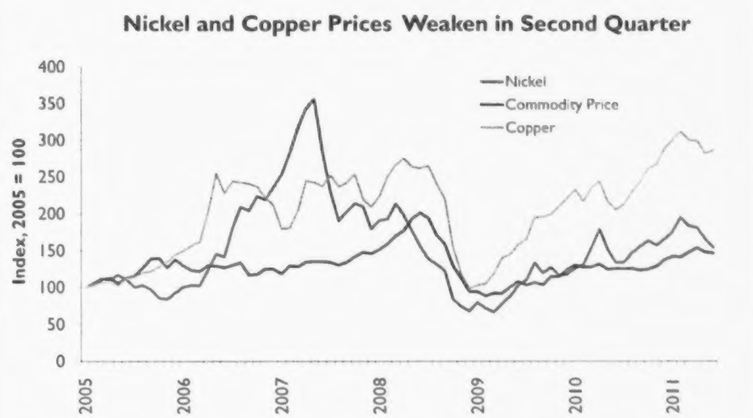
Sales to June 30, 2011.
Source: Sudbury Real Estate Board

Commodity Prices Weaken Slightly in Second Quarter

While prices for nickel and copper posted a relative slow down in the second quarter in comparison to the Bank of Canada Commodity Price Index, commodity prices in general have drifted lower. Concerns about the global economy resurfaced in Q2 weighing down commodity prices. The prices of nickel and copper have been compared to the Index to show the relative strength of these commodities that are integral to the Sudbury economy. In most instances since 2005, both metals relevant to Sudbury have traded above the weighted Bank of Canada index. Despite the second quarter weakness, copper and nickel continue to trade above the index.

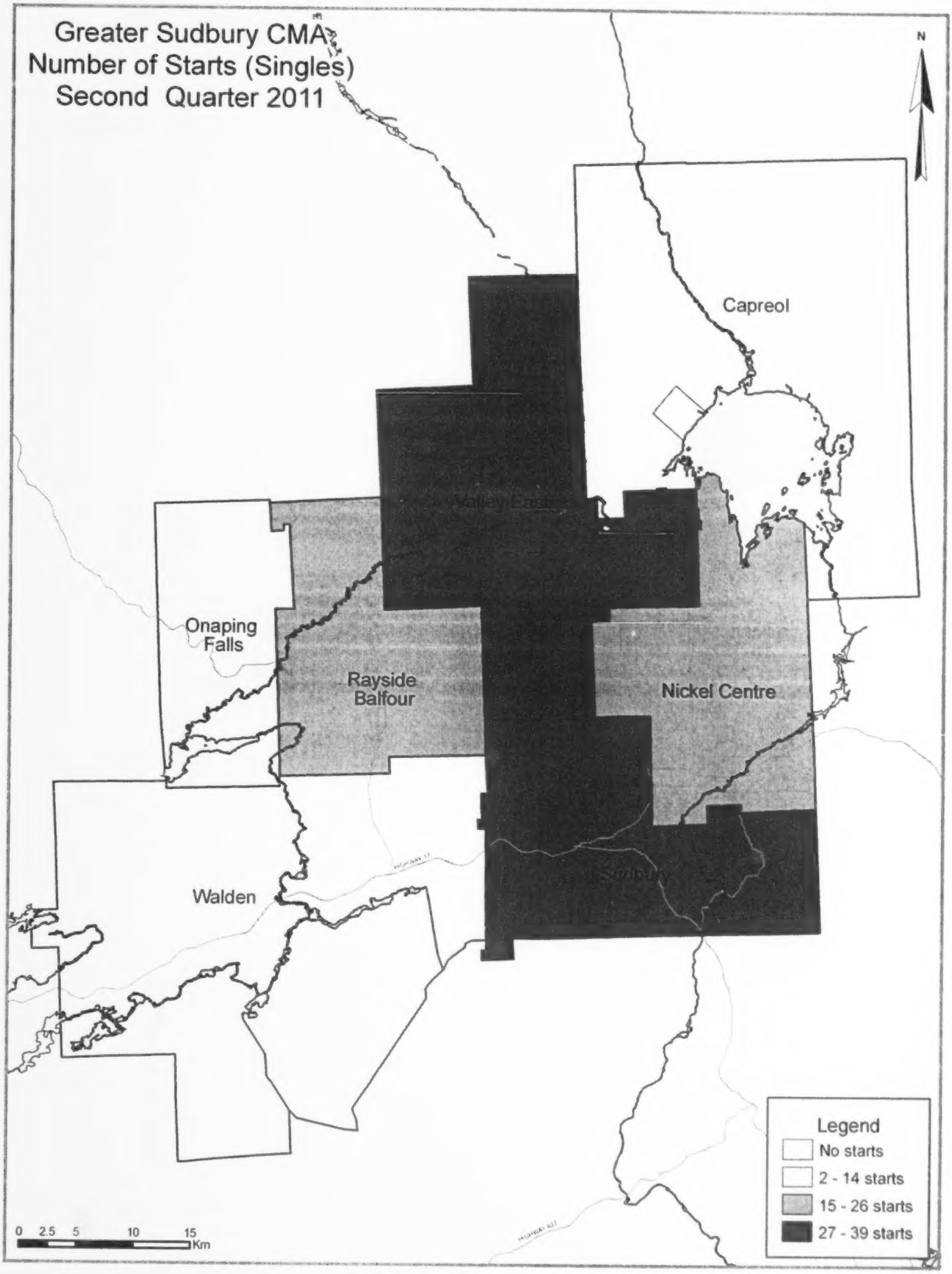
The price strength of copper and nickel has positively impacted the economy in Sudbury bringing employment recovery and income growth. Both copper and nickel are vital to the construction sector and their performance will be linked to continued growth in emerging markets China and India and modest recovery in the United States.

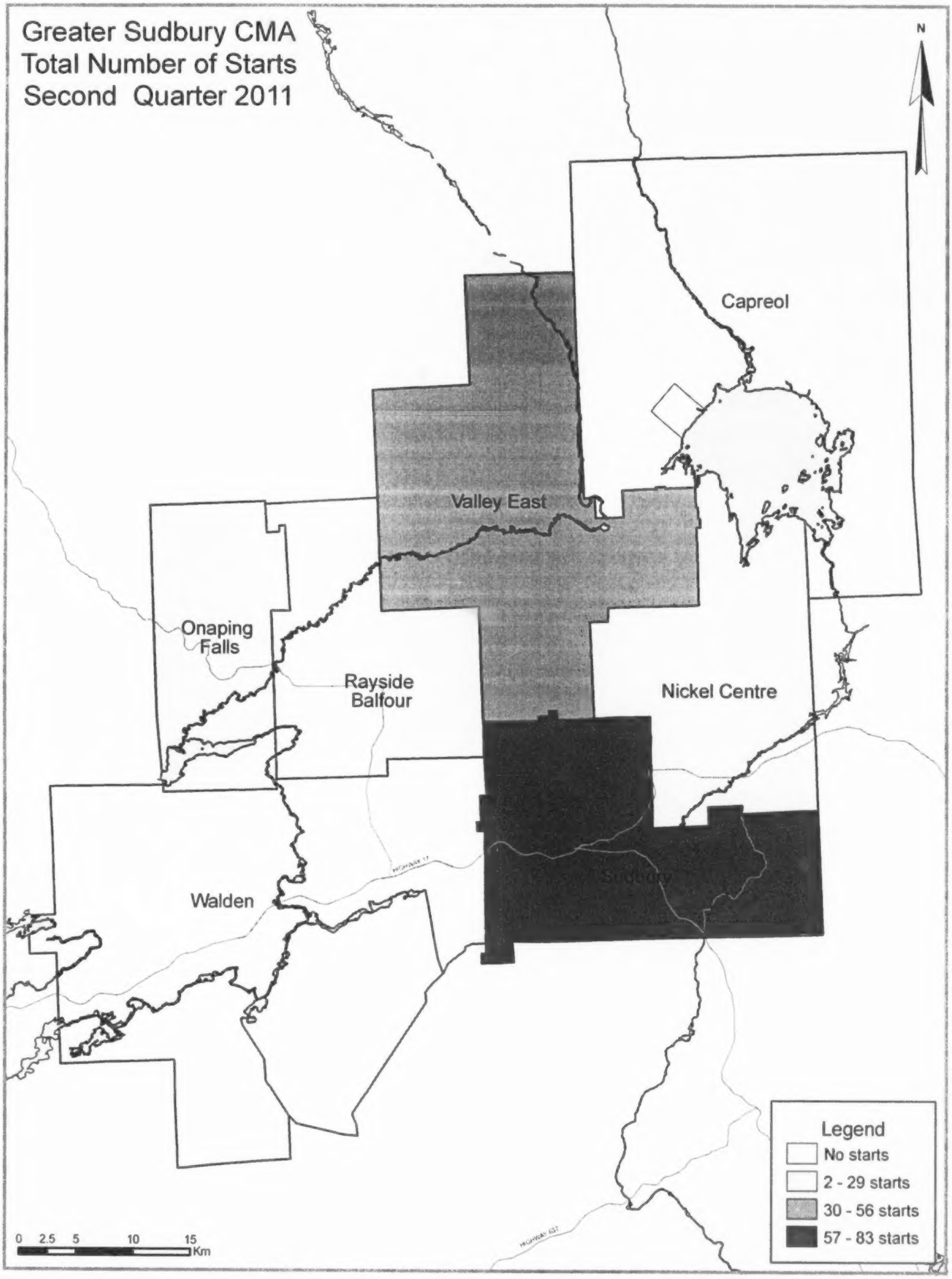
Figure 4



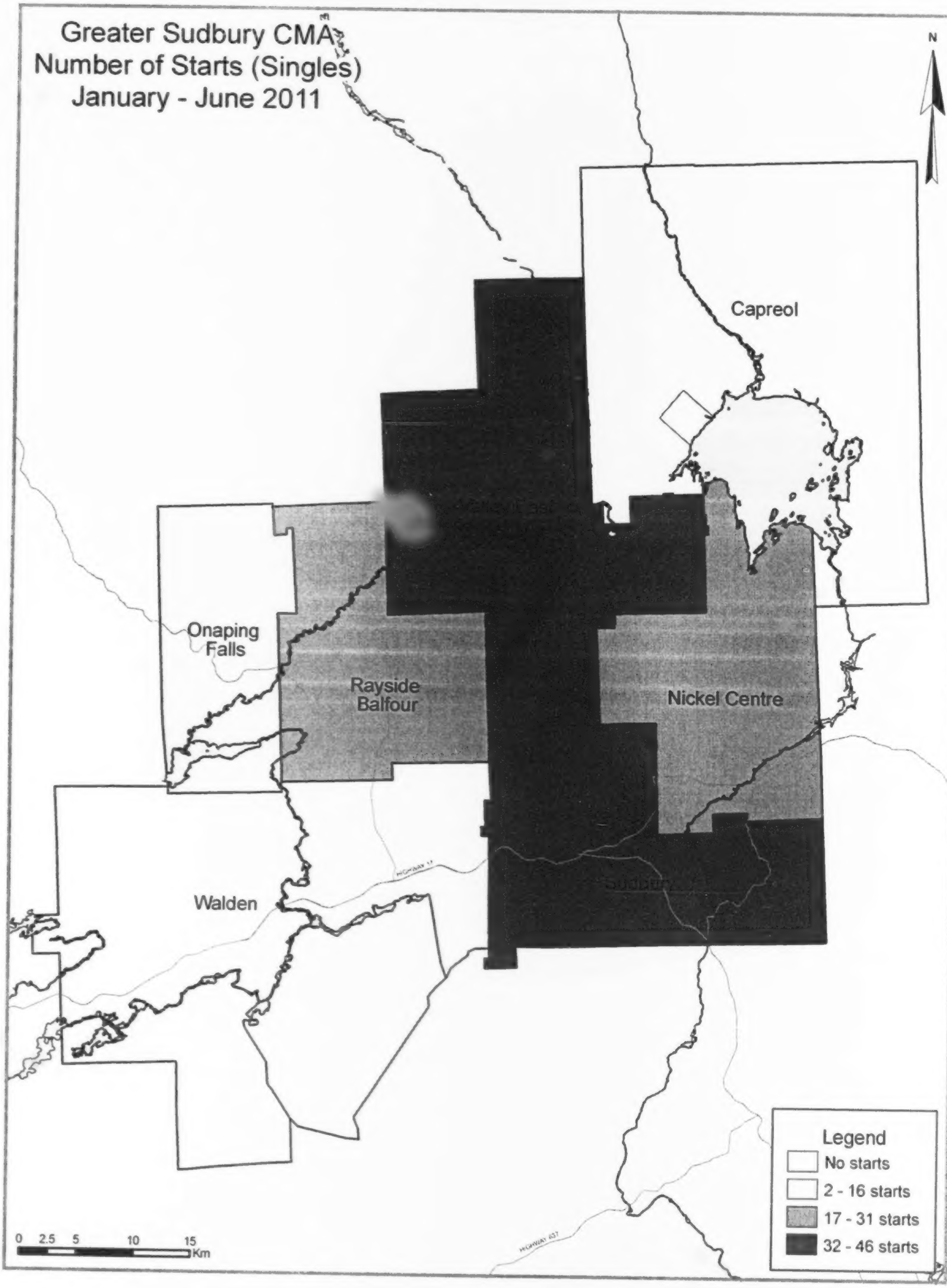
Data to June 2011.
Source: Bank of Canada and International Monetary Fund.

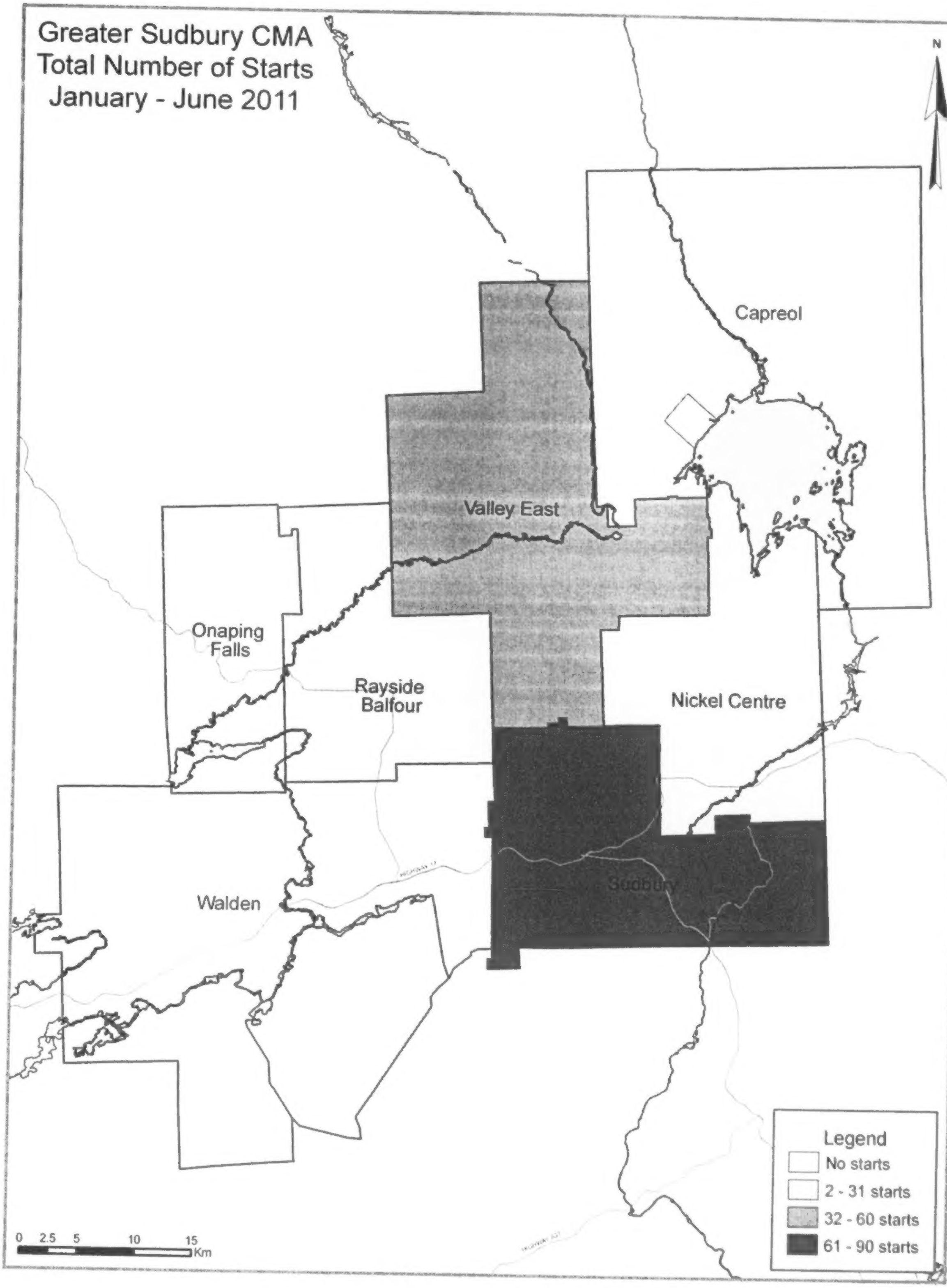

Greater Sudbury CMA
Number of Starts (Multiples)
Second Quarter 2011
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
0 2.5 5 10 15 Km
Legend
No starts
44 starts


Greater Sudbury CMA
Number of Starts (Singles)
Second Quarter 2011
N
Capreol
Onaping Falls
Rayside Balfour
Nickel Centre
Walden
Legend
No starts
2 - 14 starts
15 - 26 starts
27 - 39 starts
0 2.5 5 10 15 Km


Greater Sudbury CMA
Total Number of Starts
Second Quarter 2011
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Walden
Sudbury
Legend
No starts
2 - 29 starts
30 - 56 starts
57 - 83 starts
0 2.5 5 10 15 Km


Greater Sudbury CMA
Number of Starts (Multiples)
January - June 2011
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Walden
Sudbury
Legend
No starts
44 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Singles)
January - June 2011
N
Capreol
Onaping Falls
Rayside Balfour
Nickel Centre
Walden
Sudbury
Legend
No starts
2 - 16 starts
17 - 31 starts
32 - 46 starts
0 2.5 5 10 15 Km


Greater Sudbury CMA
Total Number of Starts
January - June 2011
N
Capreol
Valley East
Onaping
Falls
Rayside
Balfour
Nickel Centre
Walden
Sudbury
Legend
No starts
2 - 31 starts
32 - 60 starts
61 - 90 starts
0 2.5 5 10 15
Km

HOUSING NOW REPORT TABLES

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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Greater Sudbury CMA
Second Quarter 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2011	120	18	0	0	0	0	0	17	164
Q2 2010	109	2	0	0	0	0	0	82	193
% Change	10.1	**	n/a	n/a	n/a	n/a	n/a	-79.3	-15.0
Year-to-date 2011	135	18	0	0	0	0	0	17	179
Year-to-date 2010	139	2	0	0	0	0	0	82	223
% Change	-2.9	**	n/a	n/a	n/a	n/a	n/a	-79.3	-19.7
UNDER CONSTRUCTION									
Q2 2011	197	20	7	0	0	27	17	93	370
Q2 2010	173	6	7	0	0	12	38	110	346
% Change	13.9	**	0.0	n/a	n/a	125.0	-55.3	-15.5	6.9
COMPLETIONS									
Q2 2011	67	0	2	0	0	0	0	38	107
Q2 2010	56	2	0	0	0	0	32	0	90
% Change	19.6	-100.0	n/a	n/a	n/a	n/a	-100.0	n/a	18.9
Year-to-date 2011	129	0	2	0	0	0	42	80	253
Year-to-date 2010	114	8	0	0	0	15	36	4	177
% Change	13.2	-100.0	n/a	n/a	n/a	-100.0	16.7	**	42.9
COMPLETED & NOT ABSORBED									
Q2 2011	11	0	0	0	0	1	19	14	45
Q2 2010	13	0	0	0	0	3	0	0	16
% Change	-15.4	n/a	n/a	n/a	n/a	-66.7	n/a	n/a	181.3
ABSORBED									
Q2 2011	64	0	2	0	0	0	4	2	72
Q2 2010	50	4	0	0	0	3	12	0	69
% Change	28.0	-100.0	n/a	n/a	n/a	-100.0	-66.7	n/a	4.3
Year-to-date 2011	126	0	2	0	0	0	23	11	162
Year-to-date 2010	111	9	0	0	0	15	16	4	155
% Change	13.5	-100.0	n/a	n/a	n/a	-100.0	43.8	175.0	4.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Greater Sudbury CMA									
Q2 2011	120	18	0	0	0	0	0	17	164
Q2 2010	109	2	0	0	0	0	0	82	193
North Bay									
Q2 2011	12	0	0	0	0	0	0	0	12
Q2 2010	51	8	0	0	0	0	0	0	59
Sault Ste. Marie									
Q2 2011	14	0	0	0	0	0	0	0	14
Q2 2010	35	0	0	0	0	0	0	0	35
Timmins									
Q2 2011	7	0	0	0	0	0	0	0	7
Q2 2010	12	0	14	0	0	0	0	0	26
Elliot Lake									
Q2 2011	0	0	0	0	0	0	0	0	0
Q2 2010	3	0	0	0	0	0	0	0	3
Temiskaming Shores									
Q2 2011	3	0	0	0	0	0	0	0	3
Q2 2010	3	0	0	0	0	0	0	0	3
West Nipissing									
Q2 2011	17	2	0	0	0	0	0	6	25
Q2 2010	12	0	0	0	0	0	0	4	16
UNDER CONSTRUCTION									
Greater Sudbury CMA									
Q2 2011	197	20	7	0	0	27	17	93	370
Q2 2010	173	6	7	0	0	12	38	110	346
North Bay									
Q2 2011	52	0	0	0	0	0	0	0	52
Q2 2010	100	12	0	0	0	0	0	55	167
Sault Ste. Marie									
Q2 2011	44	2	0	0	0	0	0	0	46
Q2 2010	73	2	0	0	0	0	5	59	139
Timmins									
Q2 2011	11	0	0	0	0	0	0	0	11
Q2 2010	11	0	14	0	0	0	0	0	25
Elliot Lake									
Q2 2011	1	0	0	0	0	0	0	0	1
Q2 2010	2	0	0	0	0	0	0	0	2
Temiskaming Shores									
Q2 2011	3	0	0	0	0	0	0	0	3
Q2 2010	0	0	0	0	0	0	0	0	0
West Nipissing									
Q2 2011	19	2	0	0	0	0	0	6	27
Q2 2010	8	0	0	0	0	0	0	49	57

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Greater Sudbury CMA									
Q2 2011	67	0	2	0	0	0	0	38	107
Q2 2010	56	2	0	0	0	0	32	0	90
North Bay									
Q2 2011	28	2	0	0	0	0	0	0	30
Q2 2010	23	0	0	0	0	0	0	12	35
Sault Ste. Marie									
Q2 2011	16	0	0	0	0	0	0	0	16
Q2 2010	21	0	0	0	0	0	0	0	21
Timmins									
Q2 2011	3	0	0	0	0	0	0	0	3
Q2 2010	5	0	0	0	0	0	0	0	5
Elliot Lake									
Q2 2011	1	0	0	0	0	0	0	0	1
Q2 2010	3	0	0	0	0	0	0	0	3
Temiskaming Shores									
Q2 2011	2	0	0	0	0	0	0	0	2
Q2 2010	3	0	0	0	0	0	0	0	3
West Nipissing									
Q2 2011	3	0	0	0	0	0	0	4	7
Q2 2010	8	0	0	0	0	0	0	4	12
COMPLETED & NOT ABSORBED									
Greater Sudbury CMA									
Q2 2011	11	0	0	0	0	1	19	14	45
Q2 2010	13	0	0	0	0	3	0	0	16
North Bay									
Q2 2011	10	8	0	0	0	0	0	0	18
Q2 2010	8	0	0	0	0	0	0	12	20
Sault Ste. Marie									
Q2 2011	7	0	0	0	0	0	0	24	31
Q2 2010	2	0	0	0	0	0	0	0	2
Timmins									
Q2 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q2 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q2 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q2 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Greater Sudbury CMA									
Q2 2011	64	0	2	0	0	0	4	2	72
Q2 2010	50	4	0	0	0	3	12	0	69
North Bay									
Q2 2011	23	0	0	0	0	0	0	0	23
Q2 2010	23	4	0	0	0	0	0	0	27
Sault Ste. Marie									
Q2 2011	13	0	0	0	0	0	0	0	13
Q2 2010	21	0	0	0	0	0	0	0	21
Timmins									
Q2 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q2 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q2 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q2 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts Greater Sudbury CMA 2001 - 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	369	4	0	0	0	15	25	162	575
% Change	64.7	-50.0	n/a	n/a	n/a	-44.4	-66.2	38.5	27.8
2009	224	8	0	0	0	27	74	117	450
% Change	-52.2	-75.0	-100.0	n/a	n/a	n/a	**	**	-17.1
2008	469	32	11	0	0	0	8	23	543
% Change	-8.8	23.1	n/a	n/a	-100.0	n/a	33.3	187.5	-7.5
2007	514	26	0	0	33	0	6	8	587
% Change	14.7	44.4	n/a	n/a	n/a	n/a	-45.5	n/a	23.1
2006	448	18	0	0	0	0	11	0	477
% Change	16.7	50.0	-100.0	n/a	n/a	n/a	n/a	n/a	19.3
2005	384	12	4	0	0	0	0	0	400
% Change	2.7	20.0	n/a	n/a	n/a	n/a	-100.0	n/a	3.1
2004	374	10	0	0	0	0	4	0	388
% Change	26.4	0.0	n/a	n/a	n/a	n/a	n/a	n/a	26.8
2003	296	10	0	0	0	0	0	0	306
% Change	1.4	**	-100.0	n/a	n/a	n/a	n/a	n/a	2.7
2002	292	2	4	0	0	0	0	0	298
% Change	52.9	n/a	n/a	n/a	n/a	n/a	n/a	n/a	56.0
2001	191	0	0	0	0	0	0	0	191

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	% Change
Greater Sudbury CMA	120	109	18	2	0	0	26	82	164	193	-15.0
Capreol Town	1	0	0	0	0	0	0	0	1	0	n/a
Nickel Centre Town	16	10	0	0	0	0	0	0	16	10	60.0
Onaping Falls Town	2	1	0	0	0	0	0	0	2	1	100.0
Rayside-Balfour Town	17	12	0	0	0	0	0	58	17	70	-75.7
Sudbury City	39	41	18	2	0	0	26	24	83	67	23.9
Valley East Town	37	37	0	0	0	0	0	0	37	37	0.0
Walden Town	8	8	0	0	0	0	0	0	8	8	0.0
North Bay	12	51	0	8	0	0	0	0	12	59	-79.7
Sault Ste. Marie	14	35	0	0	0	0	0	0	14	35	-60.0
Timmins	7	12	0	0	0	0	0	14	7	26	-73.1
Elliot Lake	0	3	0	0	0	0	0	0	0	3	-100.0
Temiskaming Shores	3	3	0	0	0	0	0	0	3	3	0.0
West Nipissing	17	12	2	0	0	0	6	4	25	16	56.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Greater Sudbury CMA	135	139	18	2	0	0	26	82	179	223	-19.7
Capreol Town	1	0	0	0	0	0	0	0	1	0	n/a
Nickel Centre Town	18	11	0	0	0	0	0	0	18	11	63.6
Onaping Falls Town	2	1	0	0	0	0	0	0	2	1	100.0
Rayside-Balfour Town	19	21	0	0	0	0	0	58	19	79	-75.9
Sudbury City	46	50	18	2	0	0	26	24	90	76	18.4
Valley East Town	41	47	0	0	0	0	0	0	41	47	-12.8
Walden Town	8	9	0	0	0	0	0	0	8	9	-11.1
North Bay	16	68	0	10	0	0	0	0	16	78	-79.5
Sault Ste. Marie	23	51	2	0	0	0	0	0	25	51	-51.0
Timmins	12	12	0	0	0	0	0	14	12	26	-53.8
Elliot Lake	1	3	0	0	0	0	0	0	1	3	-66.7
Temiskaming Shores	3	4	0	0	0	0	0	0	3	4	-25.0
West Nipissing	17	12	2	0	0	0	6	4	25	16	56.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Second Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Greater Sudbury CMA	0	0	0	0	0	0	17	82
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	58
Sudbury City	0	0	0	0	0	0	17	24
Valley East Town	0	0	0	0	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	14	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	6	4

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Greater Sudbury CMA	0	0	0	0	0	0	17	82
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	58
Sudbury City	0	0	0	0	0	0	17	24
Valley East Town	0	0	0	0	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	14	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	6	4

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Greater Sudbury CMA	138	111	0	0	17	82	164	193
Capreol Town	1	0	0	0	0	0	1	0
Nickel Centre Town	16	10	0	0	0	0	16	10
Onaping Falls Town	2	1	0	0	0	0	2	1
Rayside-Balfour Town	17	12	0	0	0	58	17	70
Sudbury City	57	43	0	0	17	24	83	67
Valley East Town	37	37	0	0	0	0	37	37
Walden Town	8	8	0	0	0	0	8	8
North Bay	12	59	0	0	0	0	12	59
Sault Ste. Marie	14	35	0	0	0	0	14	35
Timmins	7	26	0	0	0	0	7	26
Elliot Lake	0	3	0	0	0	0	0	3
Temiskaming Shores	3	3	0	0	0	0	3	3
West Nipissing	19	12	0	0	6	4	25	16

Table 2.5: Starts by Submarket and by Intended Market January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Greater Sudbury CMA	153	141	0	0	17	82	179	223
Capreol Town	1	0	0	0	0	0	1	0
Nickel Centre Town	18	11	0	0	0	0	18	11
Onaping Falls Town	2	1	0	0	0	0	2	1
Rayside-Balfour Town	19	21	0	0	0	58	19	79
Sudbury City	64	52	0	0	17	24	90	76
Valley East Town	41	47	0	0	0	0	41	47
Walden Town	8	9	0	0	0	0	8	9
North Bay	16	78	0	0	0	0	16	78
Sault Ste. Marie	25	51	0	0	0	0	25	51
Timmins	12	26	0	0	0	0	12	26
Elliot Lake	1	3	0	0	0	0	1	3
Temiskaming Shores	3	4	0	0	0	0	3	4
West Nipissing	19	12	0	0	6	4	25	16

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	% Change
Greater Sudbury CMA	67	56	0	2	0	32	40	0	107	90	18.9
Capreol Town	0	0	0	0	0	20	0	0	0	20	-100.0
Nickel Centre Town	4	3	0	0	0	0	0	0	4	3	33.3
Onaping Falls Town	1	0	0	0	0	0	4	0	5	0	n/a
Rayside-Balfour Town	14	5	0	0	0	12	0	0	14	17	-17.6
Sudbury City	30	30	0	2	0	0	34	0	64	32	100.0
Valley East Town	13	12	0	0	0	0	2	0	15	12	25.0
Walden Town	5	6	0	0	0	0	0	0	5	6	-16.7
North Bay	28	23	2	0	0	0	0	12	30	35	-14.3
Sault Ste. Marie	16	21	0	0	0	0	0	0	16	21	-23.8
Timmins	3	5	0	0	0	0	0	0	3	5	-40.0
Elliot Lake	1	3	0	0	0	0	0	0	1	3	-66.7
Temiskaming Shores	2	3	0	0	0	0	0	0	2	3	-33.3
West Nipissing	3	8	0	0	0	0	4	4	7	12	-41.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Greater Sudbury CMA	129	114	0	8	42	36	82	19	253	177	42.9
Capreol Town	2	0	0	0	0	20	0	0	2	20	-90.0
Nickel Centre Town	14	7	0	0	30	0	0	0	44	7	**
Onaping Falls Town	3	0	0	0	0	0	4	0	7	0	n/a
Rayside-Balfour Town	21	13	0	0	12	12	0	0	33	25	32.0
Sudbury City	54	54	0	8	0	4	76	15	130	81	60.5
Valley East Town	26	30	0	0	0	0	2	4	28	34	-17.6
Walden Town	9	10	0	0	0	0	0	0	9	10	-10.0
North Bay	42	45	8	4	0	10	0	12	50	71	-29.6
Sault Ste. Marie	38	36	4	0	0	0	0	0	42	36	16.7
Timmins	11	14	0	0	0	0	0	0	11	14	-21.4
Elliot Lake	3	11	0	0	0	0	0	0	3	11	-72.7
Temiskaming Shores	3	6	0	0	0	0	0	0	3	6	-50.0
West Nipissing	13	26	0	0	0	0	4	4	17	30	-43.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Greater Sudbury CMA	0	0	0	32	2	0	38	0
Capreol Town	0	0	0	20	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	4	0
Rayside-Balfour Town	0	0	0	12	0	0	0	0
Sudbury City	0	0	0	0	0	0	34	0
Valley East Town	0	0	0	0	2	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	12
Sault Ste. Marie	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	4	4

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2011

Submarket	Row				Apt. & Other			
	Freehold and		Rental		Freehold and		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Greater Sudbury CMA	0	0	42	36	2	15	80	4
Capreol Town	0	0	0	20	0	0	0	0
Nickel Centre Town	0	0	30	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	4	0
Rayside-Balfour Town	0	0	12	12	0	0	0	0
Sudbury City	0	0	0	4	0	15	76	0
Valley East Town	0	0	0	0	2	0	0	4
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	10	0	0	0	12
Sault Ste. Marie	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	4	4

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Greater Sudbury CMA	69	58	0	0	38	32	107	90
Capreol Town	0	0	0	0	0	20	0	20
Nickel Centre Town	4	3	0	0	0	0	4	3
Onaping Falls Town	1	0	0	0	4	0	5	0
Rayside-Balfour Town	14	5	0	0	0	12	14	17
Sudbury City	30	32	0	0	34	0	64	32
Valley East Town	15	12	0	0	0	0	15	12
Walden Town	5	6	0	0	0	0	5	6
North Bay	30	23	0	0	0	12	30	35
Sault Ste. Marie	16	21	0	0	0	0	16	21
Timmins	3	5	0	0	0	0	3	5
Elliot Lake	1	3	0	0	0	0	1	3
Temiskaming Shores	2	3	0	0	0	0	2	3
West Nipissing	3	8	0	0	4	4	7	12

Table 3.5: Completions by Submarket and by Intended Market January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Greater Sudbury CMA	131	122	0	15	122	40	253	177
Capreol Town	2	0	0	0	0	20	2	20
Nickel Centre Town	14	7	0	0	30	0	44	7
Onaping Falls Town	3	0	0	0	4	0	7	0
Rayside-Balfour Town	21	13	0	0	12	12	33	25
Sudbury City	54	62	0	15	76	4	130	81
Valley East Town	28	30	0	0	0	4	28	34
Walden Town	9	10	0	0	0	0	9	10
North Bay	50	49	0	0	0	22	50	71
Sault Ste. Marie	42	36	0	0	0	0	42	36
Timmins	11	14	0	0	0	0	11	14
Elliot Lake	3	11	0	0	0	0	3	11
Temiskaming Shores	3	6	0	0	0	0	3	6
West Nipissing	13	26	0	0	4	4	17	30

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Second Quarter 2011													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Greater Sudbury CMA													
Q2 2011	0	0.0	0	0.0	7	18.4	9	23.7	22	57.9	38	369,899	366,502
Q2 2010	0	0.0	1	3.4	6	20.7	6	20.7	16	55.2	29	359,900	360,886
Year-to-date 2011	0	0.0	0	0.0	8	11.6	23	33.3	38	55.1	69	369,897	370,413
Year-to-date 2010	0	0.0	1	1.5	17	26.2	19	29.2	28	43.1	65	334,900	350,689
North Bay													
Q2 2011	0	0.0	0	0.0	2	20.0	6	60.0	2	20.0	10	336,950	346,990
Q2 2010	0	0.0	0	0.0	3	42.9	3	42.9	1	14.3	7	--	--
Year-to-date 2011	0	0.0	0	0.0	3	17.6	7	41.2	7	41.2	17	349,500	369,382
Year-to-date 2010	0	0.0	1	7.7	4	30.8	4	30.8	4	30.8	13	335,000	332,631
Sault Ste. Marie													
Q2 2011	0	0.0	4	80.0	0	0.0	0	0.0	1	20.0	5	--	--
Q2 2010	0	0.0	2	20.0	5	50.0	0	0.0	3	30.0	10	289,900	309,630
Year-to-date 2011	0	0.0	6	42.9	1	7.1	1	7.1	6	42.9	14	297,450	377,764
Year-to-date 2010	0	0.0	6	35.3	7	41.2	0	0.0	4	23.5	17	260,000	287,288

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2011						
Submarket	Q2 2011	Q2 2010	% Change	YTD 2011	YTD 2010	% Change
Greater Sudbury CMA	366,502	360,886	1.6	370,413	350,689	5.6
North Bay	346,990	--	n/a	369,382	332,631	11.0
Sault Ste. Marie	--	309,630	n/a	377,764	287,288	31.5

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Greater Sudbury Second Quarter 2011										
		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2010	January	108	21.3	169	330	413	40.9	198,871	0.8	208,380
	February	131	35.1	173	321	423	40.9	218,665	11.0	226,468
	March	180	63.6	179	499	444	40.3	214,017	13.0	219,769
	April	278	65.5	216	566	482	44.8	231,093	12.3	238,441
	May	261	29.2	218	498	389	56.0	232,328	16.4	211,947
	June	206	-15.2	152	511	387	39.3	219,575	11.9	214,922
	July	193	-5.9	171	437	386	44.3	234,202	16.6	230,819
	August	226	0.9	196	381	349	56.2	222,264	10.1	217,115
	September	185	-8.0	170	362	341	49.9	216,755	7.0	220,192
	October	167	-5.1	190	300	349	54.4	217,237	4.0	223,564
	November	181	18.3	198	303	355	55.8	219,736	9.7	223,858
	December	128	17.4	212	165	355	59.7	212,097	2.0	222,282
2011	January	123	13.9	195	247	308	63.3	221,444	11.4	234,124
	February	160	22.1	208	297	374	55.6	217,067	-0.7	229,635
	March	214	18.9	208	369	332	62.7	228,269	6.7	237,608
	April	227	-18.3	193	418	361	53.5	224,083	-3.0	230,499
	May	263	0.8	199	498	366	54.4	231,919	-0.2	220,072
	June	276	34.0	207	529	386	53.6	239,881	9.2	229,404
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	745	21.5		1,575			228,341	14.2	
	Q2 2011	766	2.8		1,445			232,466	1.8	
	YTD 2010	1,164	28.1		2,725			222,303	12.2	
	YTD 2011	1,263	8.5		2,358			228,730	2.9	

Source: CREA (MLS®)

Table 5b: MLS® Residential Activity for Sault Ste. Marie
Second Quarter 2011

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2010	January	70	9.4	115	139	189	60.8	135,632	12.6	132,903
	February	63	-4.5	92	148	203	45.3	132,724	12.3	142,241
	March	118	43.9	121	233	228	53.1	124,394	-1.1	130,633
	April	141	23.7	114	255	208	54.8	132,943	7.5	138,024
	May	131	19.1	108	261	192	56.3	150,331	16.4	143,862
	June	136	-5.6	104	227	161	64.6	135,073	-1.8	132,664
	July	132	-7.0	102	237	184	55.4	146,477	11.4	136,270
	August	135	2.3	104	214	175	59.4	134,963	12.5	140,803
	September	117	-6.4	101	178	168	60.1	126,425	-7.8	129,140
	October	116	-4.1	121	162	182	66.5	138,276	5.7	143,454
	November	92	-24.0	110	115	157	70.1	122,610	-10.4	124,383
	December	63	-7.4	120	68	190	63.2	139,881	1.2	132,918
2011	January	73	4.3	116	145	194	59.8	136,379	0.6	130,778
	February	72	14.3	107	126	177	60.5	124,257	-6.4	134,615
	March	96	-18.6	102	191	187	54.5	134,006	7.7	138,892
	April	114	-19.1	101	235	193	52.3	153,510	15.5	152,692
	May	142	8.4	110	294	199	55.3	160,577	6.8	154,881
	June	141	3.7	109	283	201	54.2	166,209	23.1	159,026
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	408	10.9		743			139,236	6.5	
	Q2 2011	397	-2.7		812			160,548	15.3	
	YTD 2010	659	13.6		1,263			135,573	6.4	
	YTD 2011	638	-3.2		1,274			149,693	10.4	

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Source: CREA (MLS®)

Table 5c: MLS® Residential Activity for North Bay Second Quarter 2011										
		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2010	January	72	94.6	141	153	198	71.2	199,434	-3.2	194,990
	February	80	-2.4	108	141	176	61.4	208,298	14.3	213,061
	March	142	77.5	122	244	193	63.2	227,376	22.5	232,776
	April	177	25.5	117	242	175	66.9	228,400	13.6	216,712
	May	134	3.1	95	238	166	57.2	209,220	10.3	209,476
	June	139	-0.7	95	246	184	51.6	212,787	2.2	207,481
	July	98	-39.1	74	181	132	56.1	201,187	7.1	210,741
	August	102	-2.9	87	157	157	55.4	223,734	26.6	224,584
	September	94	-23.0	86	157	160	53.8	206,394	7.3	215,775
	October	70	-23.9	90	129	160	56.3	191,534	-2.5	207,151
	November	94	25.3	131	145	220	59.5	200,308	-6.3	203,695
	December	58	5.5	115	63	175	65.7	187,347	-5.3	204,381
2011	January	49	-31.9	98	131	168	58.3	213,779	7.2	209,557
	February	80	0.0	107	136	171	62.6	225,260	8.1	225,981
	March	112	-21.1	95	225	176	54.0	231,678	1.9	213,731
	April	125	-29.4	92	251	180	51.1	211,894	-7.2	204,169
	May	138	3.0	95	254	181	52.5	225,572	7.8	222,311
	June	139	0.0	97	279	198	49.0	229,892	8.0	221,324
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	450	9.5		726			217,866	9.0	
	Q2 2011	402	-10.7		784			222,812	2.3	
	YTD 2010	744	22.0		1,264			216,869	10.6	
	YTD 2011	643	-13.6		1,276			223,973	3.3	

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Source: CREA (MLS®)

Table 5d: MLS® Residential Activity for Timmins
Second Quarter 2011

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2010	January	43	-8.5	70	103	141	49.6	114,428	12.8	138,414
	February	43	-14.0	61	125	155	39.4	114,009	-1.7	144,004
	March	94	32.4	95	181	163	58.3	115,072	14.5	119,699
	April	101	14.8	82	187	157	52.2	131,500	16.0	136,186
	May	99	5.3	88	195	153	57.5	123,959	1.9	124,570
	June	131	31.0	97	209	154	63.0	138,793	19.5	149,725
	July	90	-23.1	72	189	150	48.0	111,331	-12.4	82,178
	August	106	8.2	88	164	148	59.5	126,050	-2.1	130,249
	September	112	0.9	99	167	157	63.1	128,949	1.8	129,266
	October	100	26.6	112	137	162	69.1	116,862	-5.3	112,194
	November	108	42.1	112	130	159	70.4	138,071	14.5	130,883
	December	55	57.1	108	68	155	69.7	130,121	1.8	111,618
2011	January	55	27.9	91	106	148	61.5	118,418	3.5	129,425
	February	74	72.1	104	136	166	62.7	123,920	8.7	123,126
	March	98	4.3	94	135	123	76.4	122,859	6.8	128,721
	April	93	-7.9	89	126	117	76.1	125,675	-4.4	124,149
	May	92	-7.1	78	247	181	43.1	142,330	14.8	151,912
	June	133	1.5	98	217	155	63.2	138,427	-0.3	150,147
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	331	17.4		591			132,131	12.8	
	Q2 2011	318	-3.9		590			135,827	2.8	
	YTD 2010	511	13.6		1,000			125,978	11.7	
	YTD 2011	545	6.7		967			130,122	3.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS®)

Table 6: Economic Indicators Second Quarter 2011											
		Interest Rates			NHPI, Total Thunder Bay/Greater Sudbury 2007=100	CPI, 2002 =100 (Ontario)	Greater Sudbury Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	106.50	114.50	77.8	10.5	62.9	802
	February	604	3.60	5.39	106.80	115.10	77.7	10.8	63.0	810
	March	631	3.60	5.85	106.80	115.30	78.1	10.4	63.1	828
	April	655	3.80	6.25	106.50	115.70	79.6	9.6	63.7	842
	May	639	3.70	5.99	106.50	116.20	81.5	8.9	64.7	849
	June	633	3.60	5.89	106.50	116.00	83.2	8.2	65.4	855
	July	627	3.50	5.79	104.50	117.00	83.7	8.4	65.9	861
	August	604	3.30	5.39	104.40	117.00	83.3	9.4	66.3	867
	September	604	3.30	5.39	104.40	117.10	83.5	9.8	66.7	866
	October	598	3.20	5.29	105.00	117.80	83.4	9.6	66.3	867
	November	607	3.35	5.44	105.00	118.00	83.1	8.8	65.5	869
	December	592	3.35	5.19	105.00	117.90	82.2	8.4	64.5	868
2011	January	592	3.35	5.19	105.30	117.80	82.4	7.8	64.3	871
	February	607	3.50	5.44	105.30	118.00	83.0	7.4	64.4	872
	March	601	3.50	5.34	105.40	119.40	83.0	7.6	64.6	881
	April	621	3.70	5.69	105.40	119.90	82.7	7.9	64.5	878
	May	616	3.70	5.59	105.40	120.90	82.0	8.4	64.2	876
	June	604	3.50	5.39		120.20	82.1	7.9	64.0	870
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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